

NOTICE OF PUBLIC HEARING

RANDOLPH COUNTY

Request for Rezoning/Amendment to Primary Growth Areas/Related Zoning Ordinance Text Amendments

The public is advised that on Tuesday, February 9, 2016, 6:00 pm, in the Second Floor Commissioners Meeting Room, Historic County Courthouse, 145-C Worth Street, Asheboro, N.C. the Randolph County Board of Commissioners will conduct a public hearing to consider the following:

1: Expansion of Primary Growth Areas designated within the County Growth Management Plan to generally include those properties west of Troy Smith Road, north of Starmount Road, and bordering Julian Airport Road, north of US Highway 421, and bordering south of Old Highway 421, Liberty Township, Randolph County, N.C. and;

2: Proposed Zoning Ordinance Text Amendments relating to standards and permitted uses within the Heavy Industrial Zoning District, and;

3: The Greensboro-Randolph Mega Site Foundation, Greensboro, N.C., is requesting that approximately 1533 acres (depicted on the map below) generally located within the boundaries west of Troy Smith Road, north of Starmount Road, north of US Highway 421, bordering Julian Airport Road, and generally bordering south of Old 421 Road, Liberty Township, Randolph County, N.C., be rezoned from RA/RM to Heavy Industrial – Conditional District. The proposed Heavy Industrial – Conditional District rezoning would allow integrated Heavy Industrial permitted uses with the restriction to **prohibit** the following uses: *public airports; landfills; coal sales and storage; concrete and asphalt plants; junkyards; livestock sales; meat packing and poultry processing; sawmills and planing mills; carnivals; theaters; tobacco sales and warehousing; and trucking terminals.*

Additional information pertaining to applications, text amendments, and impacted properties can be obtained by contacting the Randolph County Planning Department at 336-318-6506 or by accessing the Randolph County Web Front Page at www.co.randolph.nc.us/Megasite.htm.

Interested citizens are invited to attend this public hearing and will be given the opportunity to provide comments. Changes to this request may be made as a result of public hearing input.

Matters for Consideration

The Greensboro-Randolph Megasite Foundation, Inc. has filed applications to amend the County's Unified Development Ordinance to expand the list of uses allowed in HI (Heavy Industrial) districts and to rezone approximately 1,533 acres to HI-CD (Heavy Industrial Conditional District). The county will also consider amending the county's Growth Management Plan by expanding its Primary Growth Areas.

Public Hearing Times and Dates

There are a variety of public postings for each of the public meetings. The Planning Board will meet Tuesday, January 26, at 6:30 p.m. Although not required by statute or ordinance to be a public hearing, the Planning Board nonetheless will receive comments from the applicant and the public. The Planning Board will make a recommendation to the Board of Commissioners.

The public hearings on the three items listed above will be conducted on Tuesday, February 9, at 6:00 p.m. before the Randolph County Board of Commissioners. Both hearings will be held at the Second Floor Commissioners Meeting Room, Historic County Courthouse, 145-C Worth Street, Asheboro.

Conduct of Hearing

Both hearings will include staff reports followed by presentations from the applicant. The public will then be allowed to speak. No time limits will be set for presentations, although board chairs have the right to limit presentations that are unnecessarily repetitive or that exceed reasonable limits.

Both applicant and citizens are invited to provide written information to be handed to board members. Power points or maps may be delivered to the planning department at least two days before a hearing to be uploaded for use at the hearing. Alternatively, parties may bring a thumb drive to the hearing.

Applications and Maps

The county is prepared to provide copies of each application to anyone who asks. They are public records. Please call the planning department for copies. The rezoning request is not for a specific user with a specific site plan. However, the planning director has interpreted Article VII, Section 2 of the UDO as requiring conceptual plans for the Commissioners to review, and the applicant has agreed to prepare conceptual site maps. As soon as the conceptual site plans are received by the planning department their delivery will be announced on this website.

Written Comments

Citizens are encouraged to submit written information or comments to the commissioners at any time prior to the hearing. Their contact information is publicly available on our website at this link: <http://www.co.randolph.nc.us/commissioners.htm>

Jay Dale, Planning/Zoning Director
Randolph County